SVN
COMMERCIAL ADVISORY GROUP

# SARASOTA TAMIAMI TRAIL DEVELOPMENT OPPORTUNITY

4501 TAMIAMI
SARASOTA, FL 34234

**Mike Migone CCIM**
Senior Investment Advisor
941.487.6986
mike.migone@svn.com

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## DEMOGRAPHICS

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Demographics Report
Advisor Bio & Contact 1

# Property Summary

## OFFERING SUMMARY

| | |
|---|---|
| Sale Price: | $2,250,000 |
| Lot Size: | 2.17 Acres |
| Zoning: | NT |
| Market: | Sarasota |
| Submarket: | SW Florida |
| Traffic Count: | 32,500 |
| Price / SF: | $23.80 |

## PROPERTY OVERVIEW

2.17 Acre infill site directly fronting Tamiami Trail (US41). NT Zoning allows for Multifamily, Hospitality, Retail, and Office Use.

Land is cleared and ready for development.

## PROPERTY HIGHLIGHTS

- Potential for Up to 75 Multifamily Units
- Cleared Infill Site
- US 41 Frontage
- 32,500+ AADT



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# Site Description

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# Looking North

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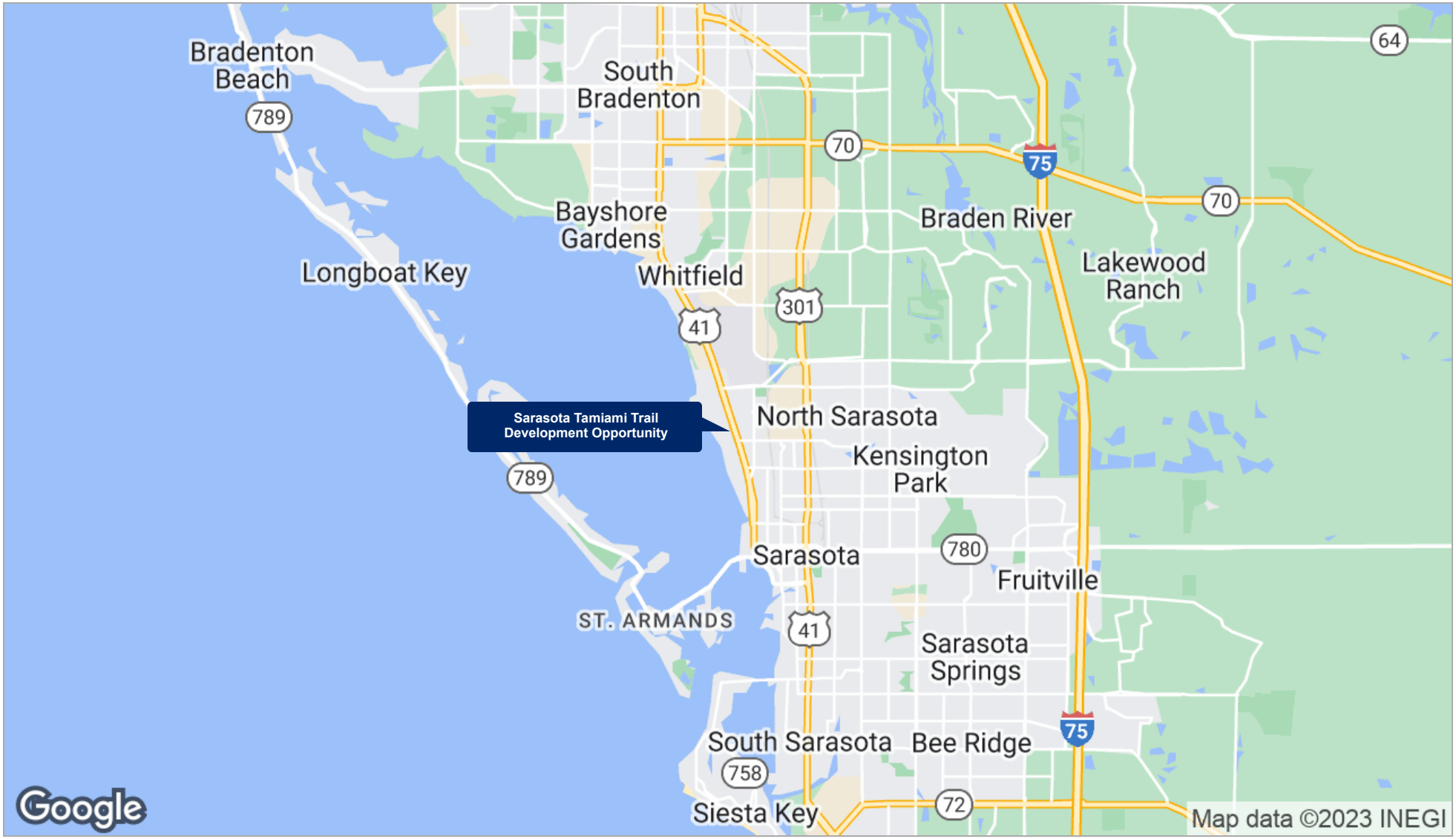
# Regional Map



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# 1 DEMOGRAPHICS

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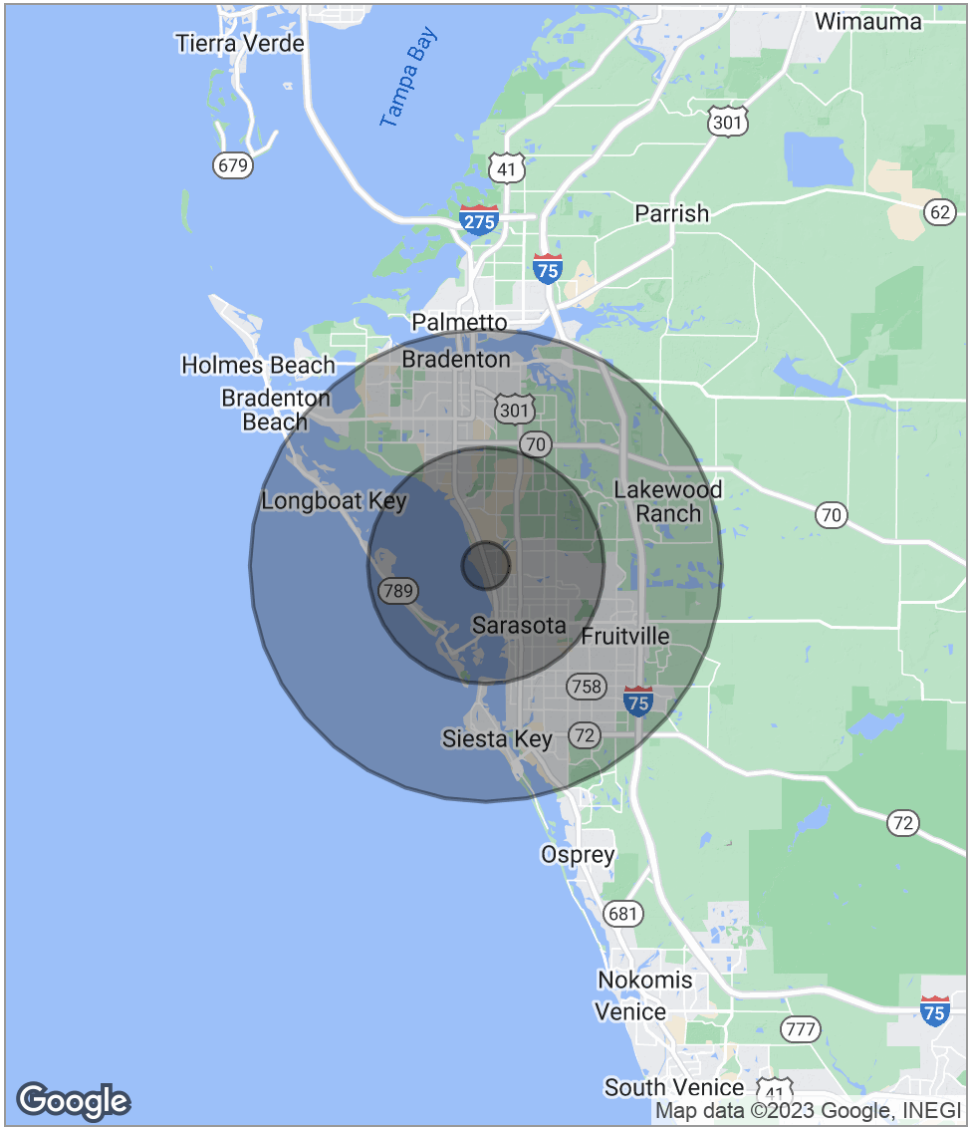
# Demographics Map




| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---|---|---|---|
| Total population | 4,658 | 130,375 | 436,210 |
| Median age | 36.4 | 44.4 | 45.7 |
| Median age (Male) | 34.5 | 43.2 | 44.3 |
| Median age (Female) | 39.7 | 45.9 | 46.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---|---|---|---|
| Total households | 1,795 | 56,103 | 186,757 |
| # of persons per HH | 2.6 | 2.3 | 2.3 |
| Average HH income | $52,472 | $64,784 | $66,860 |
| Average house value | $194,462 | $300,077 | $308,608 |

** Demographic data derived from 2020 ACS - US Census*



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# Demographics Report

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# Advisor Bio & Contact 1

## MIKE MIGONE CCIM

Senior Investment Advisor

1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236
T 941.487.6986
C 941.812.7437
mike.migone@svn.com
FL #BK399768

## PROFESSIONAL BACKGROUND

Mike Migone, a Senior Investment Advisor for SVN | Commercial Advisory Group, has essentially grown up in the real estate industry, thanks to his father who was a successful Broker in Miami, Florida for decades. Mike's professionalism, integrity and passion for commercial real estate, has consistently made him a Top Advisor. He ranked 1st in sales in the State of Florida in 2019 and 9th in the World for SVN and 10th in 2021 in the State and 33rd Internationally. With extensive experience in listing and selling several commercial asset types, his specialties include the acquisition and development of multi-family properties, where he excels in site identification and the assessment of deal structuring and cost analysis. He was designated a Certified Land Specialist by SVN with over $100 Million Dollars in total land sales volume. With an equally strong track record in medical office, retail, and land for all facets of development. Garnered by his CCIM designation; his advanced financial and market analysis and keen sense of investment approach, has led to a loyal client roster.

Mike grew up in Miami and relocated to Sarasota in 1991 He and his wife Cindy, enjoy the arts and are proud supporters /volunteers of several organizations. Exploring the area parks with their pup and spending time with their family is something titled, as priceless.

## EDUCATION

Associates Degree in Business Administration at Broward College. CCIM 2008

## MEMBERSHIPS & AFFILIATIONS

CCIM, GRI, Suncoast Community Church



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1626 Ringling Boulevard, Suite 500
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suncoastsvn.com

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